

# COLONY

Award Winning Flexible Workspace  
for Thinkers, Doers & Creators 24-7







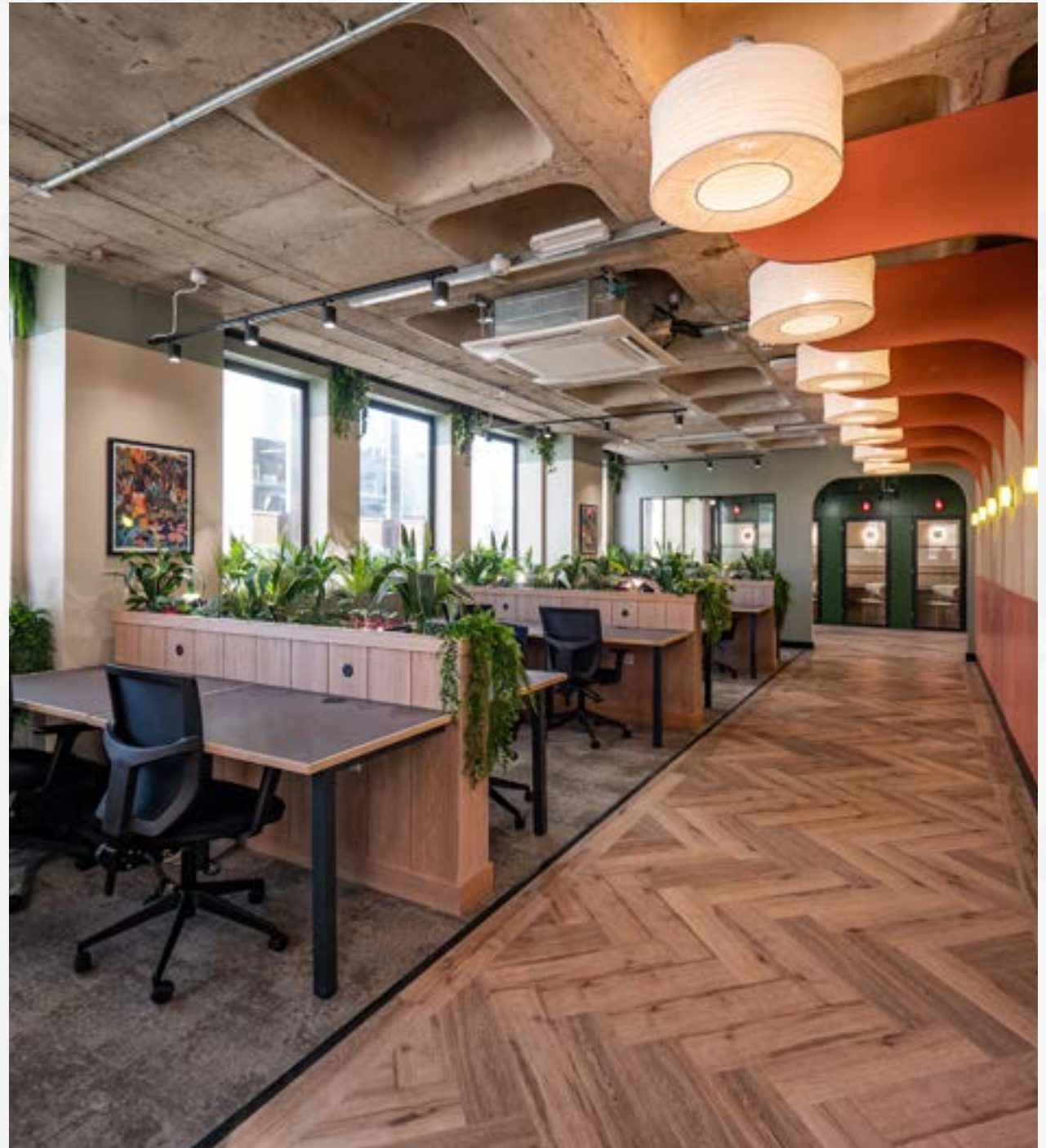
# Progress Starts Here

At COLONY, our venues are more than just a room with desks; they are petri dishes for activating, evolving and growing exciting businesses.

Spread across several desirable locations in Manchester, each venue is a vibrant hub where like-minded professionals connect and collaborate.

Our serviced spaces combine best-in-class amenities with exceptional service, but at the heart of it all is our community team. Always friendly, proactive, and ready to help, they make sure every member feels supported — from connecting you with new business opportunities and assisting with day-to-day tasks, to simply being there for a chat in the Co-lounge.

COLONY is the perfect workspace for leaders ready to elevate their workplace, attract top talent, impress clients and join a supportive city-wide community.





Great atmosphere, facilities are perfect with great events happening throughout the month.

DR·WOLFF·GROUP

Jonny Davys  
Dr. Wolff Group, General Manager







Serviced  
offices give us  
the ability to  
scale quickly  
and leverage  
the resources  
at hand.

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ebay

Andy Gray,  
eBay, Web 3 Director





# Spring Gardens

COLONY Spring Gardens is our first venue in the Central Business District and marks an exciting new step for us as a workspace operator.

Set across three floors, the beautifully designed workspaces brings our unique brand of private office and coworking offerings to the area.

19 Spring Gardens, Manchester M2 1FB



Private offices  
(4-42 desk)



Collaboration areas +  
breakout space



Outdoor terrace



Fully equipped  
meeting rooms



State-of-the-art  
phone booths



In the heart of  
Manchester city centre





# Fabrica



An exceptional serviced workspace for large teams in an exciting, regenerating neighbourhood.

Based in New Islington, this contemporary venue boasts abundant natural light, best-in-class amenities and excellent transport links.

A forward looking space for pioneering work, for companies that mean business in Manchester.

269 Great Ancoats Street, Manchester, M4 7DB



State-of-the-art  
phone booths



3 floors of  
dedicated workspace



Private offices  
(8-100 desk)



New Islington



Kitchens  
+ breakout space



Event space



Parking available



3 meeting rooms





# Silk Street

The award winning One Silk Street building in Ancoats has become one of Manchester's most iconic business hubs, home to a vibrant and engaged community.

From balconied offices and a meeting room on the roof terrace to a meditation space and boardroom, One Silk Street is packed with unique and highly coveted features.

1 Silk St, Ancoats, Manchester M4 6LZ



3 floors of  
purpose built workspace



Private offices  
(2-50 desk)



3 kitchens



Social areas  
+ breakout space



Event space  
indoor + outdoor



7 meeting rooms

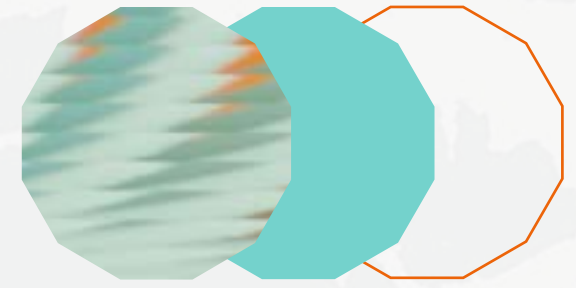


10,000 sq ft  
roof terrace



Wellness room





# Flint Glass Works

COLONY Flint Glass Works is our most unique location in Ancoats, just a short walk from New Islington Marina.

This beautiful former 19th century glassworks has been transformed into coworking and private office space across four floors.

From a double-height artist mural and outdoor terrace to a cosy mezzanine breakout area with plush seating and a TV, these offices have it all.

64 Jersey St, Ancoats, Manchester M4 6JW



4 floors of  
dedicated workspace



Private offices  
(2-32 desk)



Ancoats Urban Village



Social areas  
+ breakout space



Outdoor garden terrace



Phone booths



4 meeting rooms



Newly installed loft  
with wellness space





# Jactin House

Colony Jactin House, the historic 19th century mill turned modern coworking space, is where our journey began.

Filled with beautiful breakout areas, meeting rooms and premium facilities, it is also home to a thriving community of businesses.

You'll be hard pressed to find a more desirable location to work than in the heart of Ancoats, right on Cutting Room Square.

24 Hood St, Ancoats, Manchester M4 6WX



5 floors of  
dedicated workspace



Private offices  
(4-52 desk)



Social areas  
+ breakout space



Event space  
indoor + outdoor



8 meeting rooms



2,400 sq ft  
roof terrace



Podcast studio





# Piccadilly

This sleek and expansive concrete workspace, designed in partnership with Youth Studio, is just 60 seconds from Manchester Piccadilly train station.

This stunning venue boasts ample natural light and professional design, which not only provides space for getting work done but also the perfect backdrop for client meetings, team workshops and more

With its bustling but focused atmosphere, you'll find a wide range of businesses that call Colony Piccadilly home.

5 Piccadilly Pl, Aytoun St, Manchester M1 3BR



In the heart of  
Manchester city centre



Private offices  
(2-30 desk)



Social areas  
+ breakout space



Event space



3 meeting rooms



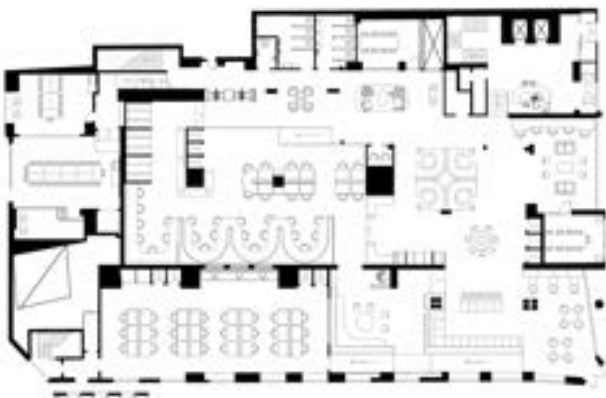
Phone booths



60 seconds from  
Piccadilly Station



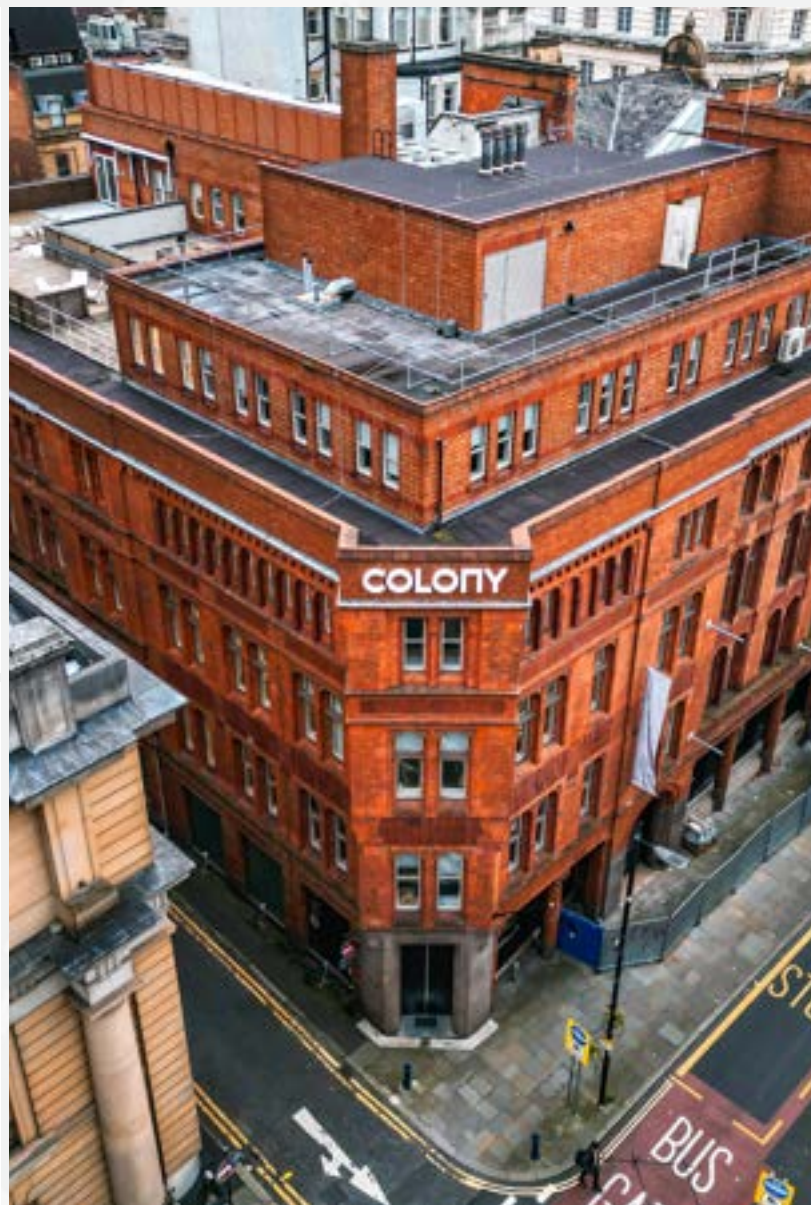
Current  
Floor Plans



Ground floor  
Workspace, coworking, meeting rooms & event space



Lower ground floor  
Event space, gym & podcast studio



# King Street

Opening 2026

Colony King Street is our second location in the Central Business District.

Housed within a striking Grade II listed building, this venue will feature the largest event space across all our locations, a professional podcast studio, premium private offices and an expansive open plan coworking area.

76 King Street, Manchester, M2 4NH



Private offices  
(4-20 Desk)



Collaboration areas +  
breakout space



Outdoor terrace



Fully equipped  
meeting rooms



State-of-the-art  
phone booths



In the heart of  
Manchester city centre



Podcast studio



# Member Benefits

With a COLONY membership, you work from any of our flexible workspaces whenever you need, enjoying all the perks of being part of the community.

Each workspace features social kitchens and co-lounges designed to encourage connection and collaboration.

You're free to roam: set up by a sunlit window, find focus in a quiet corner, or head to the social kitchen for a lively buzz.

Among our many benefits is our events programme, which brings the community to life, providing even more opportunities to connect.

Our community events calendar is never empty, featuring everything from weekly yoga sessions and brunches to skill-building workshops and exclusive socials for all members, including our popular Summer and Christmas parties.

## Workspace Benefits

- © Flexible memberships
- HTH Spaces and meeting rooms ideal for inviting clients
- 🗂 Customisable office spaces
- 🍽 Indulge in snacks, hot drinks and weekly brunches
- 📍 Great locations across the city

## Membership Perks

- 👤 Fun & friendly community staff
- 📅 A busy social calendar of unique and weekly events
- 🌐 Networking opportunities
- 🐕 Dog friendly
- 📱 Colony Card unlocks discounts and benefits across the city

# COLONY Card

All COLONY members receive a COLONY Card, unlocking automatic discounts at some of Manchester's best establishments.

From gyms and hotels to bars and restaurants, there are dozens of discounts, with more added regularly. Perfect for team socials, visiting clients or discovering exciting lunch options.

Members can view all available discounts on our members portal, where simple instructions explain how to claim them.

Getting started is easy!

Sign up for a COLONY membership and you'll automatically receive your COLONY Card.



cotton.

KNOOPS

NELL'S

TRIB3

YOTEL

ELECTRIC  
SHUFFLE

FLIGHT CLUB





# Private Event Hire

At COLONY, we know every event is unique. Our expert team works with you to create a seamless experience from planning to execution.

With versatile spaces across Manchester for 30–150 guests – including two rooftop terraces, a presentation suite and flexible indoor areas – COLONY is ideal for conferences, panels, launches and socials.

Our team supports you every step of the way, with premium AV equipment and hands-on setup assistance.

Members also enjoy 20% off event space hire.



## One Silk Street

1 Silk Street, Ancoats,  
Manchester, M4 6LZ



## Jactin House

24 Hood Street, Ancoats,  
Manchester, M4 6WX



## Fabrica

269 Great Ancoats St, New Islington,  
Manchester, M4 7DB



## Piccadilly

5 Piccadilly Place, Aytoun St,  
Manchester, M1 3BR



## King Street | Coming 2026

76 King Street, City Centre,  
Manchester, M2 4NH







# Podcast Studio

Unleash your creativity in our bookable Ancoats podcast studio with the space, tools and team you need.

Fully kitted out with professional grade equipment, customisable lighting and a large screen, you'll find all the essentials. Manchester creatives can make engaging and powerful podcasts in our comfortable and relaxing studio.

Discover state-of-the-art microphones and a seamless recording process thanks to the Rodecaster Pro II audio production system that's easy and intuitive to use. It's all included with your podcast studio hire booking.

You can also hire our 4k Video Camera to film your podcast on.



**Jactin House**  
24 Hood Street, Ancoats,  
Manchester, M4 6WX



**King Street**  
76 King Street, City Centre,  
Manchester, M2 4NH





# Meeting Rooms

Whether you're having a quick catch up with a colleague or pitching to a potential client, COLONY offers the perfect meeting room for every occasion.

With around 30 rooms across Manchester, our spaces accommodate 4 to 18 people – from intimate boardrooms to larger conference rooms. Some of our rooms feature unique elements, from a rooftop meeting room to even a ping pong room, all designed to make every meeting more productive and inspire outside-the-box thinking.

All rooms come equipped with screenshare capabilities for seamless presentations along with complimentary refreshments.

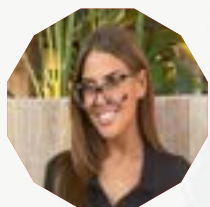
COLONY members also enjoy 20% off bookings, plus monthly meeting room credits included with private office membership.





# Get in Touch

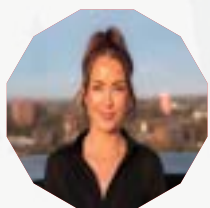
If you have any questions about, private offices, meeting room or event hire or want to book a tour of one of our workspaces, our team would be happy to help.



Workspace &  
Office Enquiries

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Georgia-Kaye Berry  
Head of Sales



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Tiegan-Lee Dunscombe  
Events Manager

